



# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Keith Chapman  
Town Manager

## Office of Town Engineer

Gary J. Fuerstenberg, P.E.  
Town Engineer

May 27, 2020

Jawa Shalo  
Diyala, LLC  
3 Bucks Crossing  
Cromwell, CT 06416

Brandon J. Handfield, P.E.  
Yantic River Consultants, LLC  
191 Norwich Avenue  
Lebanon, CT 06249

### **RE: 4 Hartford Avenue**

We reviewed plans titled *Gas Station & Convenience Store, Site Development Plans, 4 Hartford Avenue, Newington, Connecticut*, dated 03/20/20, Sheets 1 through 7 of 7, and “Stormwater Management Report”, dated March 30, 2020 by Yantic River Consultants, LLC (plans and report received April 16, 2020).

### **Sheet 2 of 7 – Detailed Site Layout Plan**

1. Install concrete sidewalk crossing the apron from Main Street using 8-inch concrete over 5 inches of processed aggregate. Sidewalk specifications are available on the Town’s website or in the Engineering Department.
2. Provide concrete sidewalk along the Hartford Avenue side of the site.
3. Parking Table: Round the parking required number (13.3) to the next whole number (14).
4. Label dumpster enclosure on plan “I” (trash enclosure).
5. Specify height of PVC fence around dumpster (as called for on sheet 6 of 7).
6. Adjust zone line vertex to be at the four corners property corner. Adjust setbacks accordingly.
7. Explain in narrative and show on plan how the site entrances comply with the following site entrance requirements: 1) minimum 100 feet from a residence (z.r. 6.1.1.3), 2) minimum 200 feet to the intersection. (z.r. 5.3.4.6.E). As needed, apply for a zoning variance.
8. Show entire intersection of Hartford Avenue and Main Street (for locating center of intersection).
9. Dimension edge of parking to the property line; 5 feet minimum.
10. Show wheel stops on plan above filter bed #100 (as called for on detail sheet 7 of 7).
11. Add wood guide rail in legend.
12. Show extent of wood guide rail removal.
13. Add utility pole numbers to plan and utility pole anchor.
14. Add signs (speed limit, crosswalk, no turn on red, lane sign) to plan.
15. Delineate limit of construction.
16. Identify square item within Main Street apron. Remove or protect item as appropriate.
17. Add O/H to the legend abbreviations. Draw O/H polylines so O/H text is legible.
18. Call out or place in legend all other abbreviations and linetypes appearing on drawing.

### **Sheet 3 of 7 – Grading, Drainage & Utility Plan**

19. Add legend for grading features (existing and proposed contour lines and spot elevations). Indicate contour interval.
20. Provide additional grading (contours or spot grades) at the northwesterly corner of the proposed building to alleviate stormwater running onto walk.
21. Provide grades at corners of dumpster pad.
22. Dumpster location indicates access through parking spaces. Consider adding a walk for pedestrian access to dumpster (outside of parking spaces).
23. YD #105 and Filter Bed #100: Call out 4" perforated pipe size, length, and slope.
24. YD #201 and Filter Bed #200: Call out 4" perforated pipe size, length, and slope.
25. Provide detail for YD #105 and YD #201 showing all pipes, orifices, inverts, top of frame elevations, bottom of filter bed and side slopes.
26. Label distance from the property line to underground storage tank. Provide detail for underground storage tanks. Identify method for shoring or supporting excavation so excavation does not encroach into TON right-of-way.
27. Indicate locations of proposed groundwater monitoring wells.
28. Provide plans for TON Fire Marshal to review.
29. Add Note: After construction is completed on the drainage improvements, the design engineer shall submit a drainage certification indicating all drainage and L.I.D. features have been installed and operate as designed.
30. Add Note: TON excavation permit required for work within the TON right of way.
31. CDOT encroachment permit required for work within the State right of way.
32. Town prefers one access from Hartford Avenue. Access to the State highway must be approved by ConnDOT. Are right-in and right-out only turning proposed for Hartford Avenue?
33. Remove extraneous line at existing catch basin #100.

### **Sheet 4 of 7 – Landscaping & Lighting Plan**

34. Density of remaining trees behind proposed building appears sparse. Consider providing landscape plantings in this area.
35. Note location and type of lighting on proposed building and canopy as mentioned on page 1 in the stormwater management report project description.

### **Sheet 5 of 7 – Erosion & Sedimentation Control Plan**

36. Add note to plan: A Connecticut licensed professional land surveyor shall certify to the Town Engineer that the erosion and sediment measures are installed in the locations specified on the approved plans prior to the start of earthwork.
37. Add note to plan: Provide the name and local emergency telephone number of the responsible person in charge of the erosion and sediment control measures on the plan prior to signing and filing of mylars.

### **Sheet 6 of 7 – Details**

- 38. Dumpster pad detail: Specify the slab thickness.
- 39. PVC fence detail: Specify fence height here and/or on the plan.

### **Sheet 7 of 7 – Details**

- 40. Provide lighting plan with site, building, and canopy lighting.
- 41. Lighting in front of the building will be partially shielded from the northerly site lights.
- 42. Show building mounted lighting and lighting pattern.
- 43. Show canopy mounted lighting and lighting pattern.
- 44. Trenching & backfilling detail: replace “Alumni Road” with “Town”.

### **Other Plan Comments**

- 45. Provide a Connecticut registered land surveyor signed and sealed topographic/utility map in the plan set (z.r. 5.3.4.3).
- 46. Show trees with 6” caliper or larger (z.r. 5.3.4.1.E.).
- 47. Provide a demolition plan in the plan set. Omit removed items from subsequent plans.

### **Drainage Comments:**

- 48. The Town Engineering Department allows 30% maximum voids for stone voids (not biosoil). Revise pond reports for FB-100 and FB-200.
- 49. Explain dimensions for orifice #2 used in both pond reports.
- 50. Revise the storage for FB-100 to EL 61.75 (YD#105) per grading plan and to not flood parking lot. TON does not allow ponding in parking areas to be considered as stormwater storage.
- 51. Provide data to justify exfiltration rate of 2 inches per hour for both pond reports. Otherwise, use the Engineering Department maximum rate allowed for the specified bio-soil of 3.2 feet/day = 1.6 inches per hour.
- 52. Stone encasement not applicable for infiltration beds.
- 53. Revise the storage for FB-200 to the top of frame elevation of the high level outlet.
- 54. Storm sewer tabulation, 10 year and 25 year: Include CB 104 to YD 105.
- 55. Storm sewer tabulation, 10 year: Label YD #202 to YD #201 (same in profile views).
- 56. WQV calculations: compare the area required to the area provided.
- 57. Provide calculations for sizing the Hydroworks unit. The cumulative WQF to hydrodynamic separator = 0.34 CFS. Hydroworks unit selected can only treat 0.1 CFS.
- 58. A drainage inspection certification shall be submitted by a CT licensed professional engineer to the Town Engineer after all surface and subsurface drainage system elements have been installed in accordance with the approved plans.
- 59. Provide an as-built survey of the site prepared by a CT licensed professional land surveyor.

If you have any questions, please contact me at (860) 665-8570.

Sincerely,



Gary J. Fuerstenberg, P.E.  
Town Engineer

Cc: Craig Minor, Town Planner  
Andrew Armstrong, Z.E.O., Asst. Planner